153.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	919,000 / 919,000
					USE VALUE:	919,000 / 919,000
					ASSESSED:	919,000 / 919,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEAGLE BRENDAN B
Owner 2:	RICHARD HILARY
Owner 3:	
Street 1:	88 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AARON ARTHUR ALAN/ETAL -
Owner 2:	AARON DEBORAH MARIE -
Street 1:	88 GLENBURN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,243 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 2148 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7243.000	409,200		509,800	919,000
Total Card	0.166	409,200		509,800	919,000
Total Parcel	0.166	409,200		509,800	919,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.94 | /Parcel: 427.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102203

GIS Ref

GIS Ref

Insp Date 06/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 153.0-0008-0002.0

!12061!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	409,200	0	7,243.	509,800	919,000	919,000	Year End Roll	12/18/2019
2019	101	FV	296,100	0	7,243.	478,000	774,100	774,100	Year End Roll	1/3/2019
2018	101	FV	296,100	0	7,243.	395,100	691,200	691,200	Year End Roll	12/20/2017
2017	101	FV	296,100	0	7,243.	363,300	659,400	659,400	Year End Roll	1/3/2017
2016	101	FV	296,100	0	7,243.	331,400	627,500	627,500	Year End	1/4/2016
2015	101	FV	285,100	0	7,243.	325,000	610,100	610,100	Year End Roll	12/11/2014
2014	101	FV	285,100	0	7,243.	302,100	587,200	587,200	Year End Roll	12/16/2013
2013	101	FV	285,100	0	7,243.	287,400	572,500	572,500		12/13/2012

PRINT

Date	Time
12/11/20	02:10:45

LAST REV

Date	Time
07/30/18	12:25:10

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12061

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AARON ARTHUR AL	55684-314		10/27/2010		621,000	No	No		
CUTTER THERESA	32281-515		1/25/2001		412,900	No	No		
	21504-124		10/1/1991		1	No	No		F

USER DEFINED

Prior Id # 1:	102203
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2013	514	Manual	7,000	C				
5/12/2011	437	Add Bath	8,000					&REDO EXISTG BTH
9/9/2005	817	Redo Kit	22,000	C		G7	GR FY07	GUT REDO OF KIT

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
6/13/2013	Info Fm Prmt	EMK	Ellen K
11/14/2008	Meas/Inspect	189	PATRIOT
3/25/2001	MLS	MM	Mary M
11/30/1999	Mailer Sent		
11/23/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7243		Sq. Ft.	Site		0	80.	0.88	9									509,832						509,800	

Total AC/HA: 0.16628 | Total SF/SM: 7243 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 509,832 | Spl Credit | Total: 509,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25518727
Const Adj.:	0.99346465
Adj $ / SQ:	168.343
Other Features:	125500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	502657
Depreciation:	93494
Depreciated Total:	409163

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	2	M
Totals			
1	8	2	

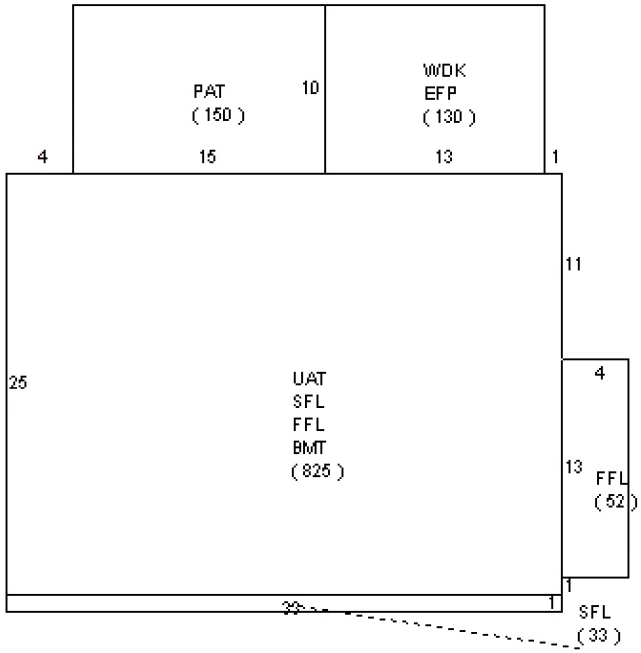
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.34
Special Features:	0	Val/Su Net:	128.84
Final Total:	409200	Val/Su SzAd	235.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	877	168.340	147,637
SFL	Second Floor	858	168.340	144,438
BMT	Basement	825	75.750	62,497
UAT	Upper Attic	206	67.340	13,888
PAT	Patio	150	4.720	708
EFP	Enclos Porch	130	47.850	6,221
WDK	Deck	130	13.600	1,768
	Net Sketched Area:	3,176	Total:	377,157
Size Ad	1735	Gross Are	3795	FinArea 2148

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	